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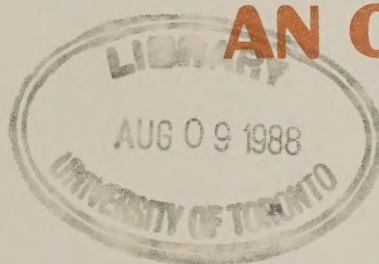
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Government
Publications.THE CITY OF CALGARY
PLANNING DEPARTMENT

THE CALGARY LAND USE BY-LAW

AN OVERVIEW About The By-law



Why We Have a Land Use By-law

The Planning Act, 1977 requires all municipalities in the Province with a population of over 1,000 to have a Land Use By-law. The Calgary Land Use By-law, No. 2P80, came into effect on March 31, 1980, superseding the Development Control By-law No. 8600.

What the By-Law Does

The purpose of the Land Use By-law is to protect the public interest by controlling the use of all land within the municipality. The By-law establishes procedures for processing and deciding upon land use and development applications and, through land use designations (zones), sets out rules which affect how every piece of land in the City may be used and developed. It therefore influences:

- the kind of neighbourhood you live in, e.g. the type and mix of housing and the proximity of schools and shops;
- the kind of environment you work in;
- the development potential and therefore the value of your property.

What the By-law Contains

The Land Use By-law is in two parts:

1. A book describing the procedures to be followed in applying for a development permit, a land use redesignation (zoning change) and for appealing a decision, along with schedules of uses and development standards for all types of commercial, residential, industrial and other projects.
2. A book of maps dividing the city into sections of one square mile and showing the land use designation of every piece of land.

How the By-law Works

With certain exceptions, such as residential garages, basement improvements, and other minor additions or alterations, most new construction requires the property owner to apply for a development permit as well as a building permit before any work can begin. The development permit process is intended to ensure not only that new development is architecturally compatible with existing buildings, but that the intended use does not adversely impact the community. The Land Use By-law therefore controls such things as:

- Allowable Uses
- Building Height and Area
- On-Site Parking
- Private Amenity Space
- Landscaping

The building permit process, on the other hand, is primarily concerned with the structural safety of buildings.

Permitted and Discretionary Uses

Under the Land Use By-law, land uses are listed as either "Permitted" or "Discretionary".

Permitted Uses

Generally speaking, permitted uses are for relatively straightforward projects while discretionary uses are for the more complex developments. With a permitted use, a development permit will be issued by a Development Officer quickly if the project meets the rules of the By-law in every respect. If it does not, a relaxation of the rules will be considered which, if granted, is advertised and is appealable to the Development Appeal Board.

Discretionary Uses

Discretionary uses are reserved for more complex projects where it is difficult to prescribe satisfactory rules in a by-law without seeing details of the project. A discretionary use application will be evaluated on its merits, having regard to any approved community plans or Council policies affecting the site. The Approving Authority has some flexibility in requiring modifications to a project even though it appears to meet the rules.

The Decision-Making Bodies

All decisions to change one land use district to another land use district are made by Council and are appealable to the Courts on matters of law only.

Development permit decisions are made by the Approving Authority which is either Calgary Planning Commission (CPC) or a Development Officer. Both of these bodies are appointed by Council. Development Permit decisions are appealable to the Development Appeal Board which is also a Council-appointed body.

Except for the Development Officers, the Planning Department's role is that of technical advisors to Council, not decision makers.



RESIDENTIAL LAND USE DISTRICTS

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Residential Districts

The residential districts in the Land Use By-law are divided into two groups, the "R" Districts and the "RM" Districts.

The "R" Districts

The "R" designation is used for those areas where single and two family residences predominate.

RR-1 Restricted Residential District

This district is intended for large-lot (1100 square metres) single family development.

R-1 Single-Detached District

This district is intended for typical single family housing on lots averaging at least 370 square metres.

RS-1 and RS-2 Districts

The RS-1 and RS-2 Districts allow for single family and semi-detached houses respectively. They differ from R-2 in that they are intended for comprehensively designed, architecturally controlled subdivisions of small-lot development only. They are not suited for small infill developments.

R-2 Low Density District

This district is intended for a mixture of single and two family houses on 233 square metre lots anywhere in the city.

R-2A Low Density District

This district is similar to R-2 but allows the option of small infill townhousing projects in two family areas at R-2 densities. This district is not used for large townhousing projects which are more appropriately designated RM-1.

R-MH Mobile Home District

This district provides for mobile home subdivisions as well as mobile home parks.



The "RM" Districts

The "RM" designation is used for those districts which permit multi-family residential developments. There are seven "RM" Districts which increase in allowable density, from RM-1 through to RM-7. To encourage better designed and more functional, multi-family developments, the "RM" Districts include the following measures:

- density measured in units per hectare without reference to size of unit or bedroom count;
- height measured in number of storeys rather than in absolute vertical distance;
- minimum landscaped area requirements;
- minimum private amenity area requirements.

RM-1 Low Density District

This district is intended to accommodate large scale suburban townhousing projects at a density of 44-54 u.p.h.

RM-2 Low Density District

This district is intended for family-oriented development in selected inner city neighbourhoods with a minimum site area per unit of 139 square metres, which is equivalent to a density of 70 u.p.h.

RM-3 Medium Density District

This district is intended for family-oriented housing anywhere in the city. It permits 3 storey stacked townhousing, but prohibits apartment buildings. It allows a density of 111 u.p.h.

RM-4 Medium Density District

This district permits the development of 3 storey apartment buildings. The RM-4 District includes a density modifier which allows the maximum density to be set at specified levels not exceeding 148 u.p.h. For example, the RM-4/75 District allows a maximum density of 75 units per hectare.

RM-5 Medium Density District

This district is intended for 4 storey apartment buildings at a density of 210 u.p.h.

RM-6 High Density District

This district is intended for 6 storey medium height apartment buildings at a density of 321 u.p.h.

RM-7 High Density District

This district is intended for apartment buildings up to 17 storeys in height at the same density as RM-6. Larger sites are allowed to develop to a slightly higher density and in certain instances, limited commercial uses are allowed.



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COMMERCIAL LAND USE DISTRICTS

COMMERCIAL DISTRICTS

CC Convenience Commercial District

This district is intended for small grocery and variety stores in close proximity to residential areas. Supermarkets are not allowed.

C-1 & C-1A Local Commercial District

The C-1 District is intended primarily for neighbourhood shopping centres serving the local area with a site area of 2.4 hectares or less. This district, which is found mostly in older areas, has largely been replaced by the C-1A District which is identical to the C-1 District except that it allows grocery stores.

C-2 General Commercial District

The C-2 District is a general purpose mixed use commercial district containing a wide variety of commercial uses as well as residential and allows a maximum floor area of twice the site area. The district includes a height modifier which allows the maximum building height to be set at different levels not exceeding 23 metres. For example, the C-2/12 District allows a maximum height of 12 metres.

C-3 General Commercial District

This district is intended for a wide variety of commercial uses and allows buildings to have a maximum floor area of three times the site area. The district has a maximum height of 46 metres but contains a height modifier similar to that of the C-2 District. Dwelling units are permitted in the upper storeys of commercial buildings.

C-4 General Commercial District

This general commercial district is intended for a mixture of commercial and residential uses with a building floor area up to four times the site area. The C-4 District also contains a height modifier.

C-5 Shopping Centre District

This district is intended for major shopping centres which serve large areas of the city.

C-6 Highway Commercial District

This district is intended for those commercial uses which typically require exposure to, and direct access from, roads with heavy volumes of traffic.

CS-1 Commercial and Service District

This district applies only to a few blocks near S.A.I.T. and allows limited commercial and residential uses supportive to the Institute.

CM-1 and CM-2 Central Business District

These districts are intended for a wide variety of commercial uses but apply only to the downtown area.



INDUSTRIAL LAND USE DISTRICTS

INDUSTRIAL DISTRICTS

Performance Standards

Uses in these districts are controlled through performance standards which regulate the possible adverse effects generally associated with industry. Uses which meet the performance standards for a particular district will be allowed to develop within that district.

I-1 Industrial-Business Park District

This district is intended for a mixture of office, commercial and industrial uses within a comprehensively designed industrial-business park. Performance standards for I-1 require that all effects of these uses be confined within the building.

I-2 General Light Industrial District

This district is intended for a wide range of light manufacturing, warehouse and service operations as well as commercial uses. Performance standards for I-2 require that no objectionable condition be allowed beyond the boundaries of the site.

I-3 Heavy Industrial District

This district is intended for heavy industrial uses, such as oil refineries, foundries, and stockyards.

I-4 Limited-Serviced Industrial District

This district is intended for uses such as pipeline storage yards which require large tracts of land, but minimal servicing and structural development. Performance standards for I-4 require that the effects of these uses be confined within the boundaries of the district.



SPECIAL LAND USE DISTRICTS

SPECIAL DISTRICTS

The name "Special Districts" is used for those districts containing land uses that are not considered to be residential, commercial or industrial in nature.

A Agricultural and Open Space District

This district is intended for truly agricultural land and private recreational uses.

DC Direct Control District

This district is intended to provide a mechanism to enable Council to impose site specific rules for innovative and unique projects which cannot be accommodated by another district.

PE Public Park, School and Recreation District

This district is intended for all major public park and recreation land, and certain school board lands. It provides an effective means of identifying and managing the development of these uses.

PS Public Service District

This district is intended for public uses such as hospitals and municipal buildings which require fairly large sites. Public uses such as fire halls and police stations which require relatively small sites are regarded as essential public services and allowed in all districts of the By-law.

UnR University Research District

This district is used for certain industrial, medical and scientific research land uses that are related to the University.

UR Urban Reserve District

This district is intended as a holding zone for land that has been recently annexed or is otherwise undeveloped. Comprehensive development of UR land may only occur following Council approved redesignations to an appropriate district.

Airport Vicinity Special Regulations

The Land Use By-law cross-references both provincial and federal legislation controlling development around the Calgary International Airport. The Provincial legislation is the "Calgary International Airport Vicinity Protection Area" regulations and the Federal legislation is the "Calgary International Airport Zoning Regulations".



ORDERING INFORMATION

LAND USE BY-LAW

The Land Use By-law is available between 8:00 a.m. and 4:30 p.m. from the PLANNING INFORMATION CENTRE, 4th Floor, Rocky Mountain Plaza, 615 Macleod Trail S.E., Calgary, Alberta: (403) 268-5360 or 268-5333.

Land Use By-law
(Mailing Charge Per Copy)

\$25.00
\$ 2.00

LAND USE MAPS

The Land Use Maps are available between 8:00 a.m. and 4:15 p.m. from the PLANNING DEPARTMENT PRINT SHOP, 9th Floor, Rocky Mountain Plaza, 615 Macleod Trail S.E., Calgary, Alberta: (403) 268-5362.

Complete Land Use Designation Book
(Please note that this complete book is too large to mail and must be picked up)

\$50.00

- Amendments (Subscription Service)
- Amendments (Counter Sales)

On Request

Section Sheets, 1" - 400' Land Use Designation
(When ordering, please specify what section you require as there are approximately 223 section sheets for Calgary)

\$.75
\$.75